

Agenda

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION

REGULAR MEETING OF

MAY 4, 2005

7:00 p.m.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. ITEMS TO BE DELETED OR ADDED**
- D. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is NOT on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- E. AGENDA (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER AGENDA ITEM)**

CONTINUED ITEMS

- 1. **GENERAL PLAN AMENDMENT (GPA) NO. 04-05; ZONE CHANGE (ZC) NO. 04-05; AND, CONDITIONAL USE PERMIT (CUP) NO. 05-01 (PUBLIC HEARING ITEM – LIMITED TO 15 MINUTES):** The project is a 40-unit apartment complex (formerly a 60-unit apartment complex) proposed for a 3.4-acre site. The proposal includes an amendment to the General Plan Land Use Map from Very High Density to High Density and a Zone Change from Multiple Family Residence Planned Development (R-3) to Multiple-Family Residence (R-3). A Conditional Use Permit (CUP) is required for apartment projects exceeding two stories and the maximum height of thirty-five feet. The project is located west of the Heritage Gardens Convalescent Center on the south side of Barton Road (25271 Barton Road). The project can be accessed from Daisy Avenue off of Benton Street.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the applicant's request for a continuance to June 1, 2005.

- 2. **GENERAL PLAN AMENDMENT (GPA) NO. 04-04; ZONE CHANGE (ZC) NO. 04-04; TENTATIVE TRACT MAP NO. 17209; PRECISE PLAN OF DESIGN (PPD) NO. 04-09; AND, A DEVELOPMENT AGREEMENT (PUBLIC HEARING ITEM – LIMITED TO 1.0 HOUR)** - The project is a 13 unit townhouse project proposed for a 1.46 acre site. The proposal includes an amendment to the General Plan Land Use Map from Medium Density (5.1-10 du/ac) to Medium Density (5.1-9 du/ac) and a Zone Change from R-2 Duplex to Planned Community (PC). A Tentative Tract Map is required to subdivide the parcel into 13 lots. A Precise Plan of Design will focus on the housing design and a Development Agreement with the City is needed to meet housing affordability requirements. The project is

located between the southern end of San Juan and San Mateo Drive, north of Barton Road (APN 0284-071-16-19,21,22,32). The proposed project and subject site are not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend the following actions to the City Council:

- a. Adopt the Mitigated Negative Declaration;**
- b. Approve and adopt General Plan Amendment No. 04-04 and Zone Change No. 04-04 (with the Planned Community document) based on the Findings;**
- c. Approve Tentative Tract Map No. 17209 and Precise Plan of Design No. 04-09 based on the Findings, subject to the attached Conditions of Approval; and**
- d. Approve the Development Agreement**

NEW ITEMS

- 3. PRECISE PLAN OF DESIGN (PPD) NO. 04-14; VARIANCE (VA) NO. 05-03; AND, A DEVELOPMENT AGREEMENT (PUBLIC HEARING ITEM – LIMITED TO 30 MINUTES) –**
A proposal to subdivide and develop one lot into three single-family lots and a request to approve an eight (8)-foot block wall on the north perimeter of the proposed properties for the parcel located on Cottonwood Road, approximately 400 feet west of Mountain View Avenue. The lot (.58 acres) is currently vacant. No address has been assigned to this parcel at this time.

STAFF RECOMMENDATION:

The recommendation is that the Planning Commission:

- a. Approve Precise Plan of Design (PPD) No. 04-11; and,**
- b. Approve the Variance based on the Findings and subject to the Conditions of Approval.**

- 4. SMALL PROJECT APPLICATION (SPA) NO. 05-05 (PUBLIC HEARING ITEM – LIMITED TO 30 MINUTES) –** A request to pave 50,000 square feet of vacant land for the temporary storage of new vehicles for Spreen Honda. The project site is located at the northwest corner of Redlands Boulevard and Spreen Loop Road in the East Valley Corridor Specific Plan, Commercial General (EV/CG) zone.

STAFF RECOMMENDATION:

The recommendation is that the Planning Commission Approve Small Project Application (SPA) No. 05-05 for a period not to exceed two years.

F. APPROVAL OF MINUTES (LIMITED TO 15 MINUTES) - Minutes unavailable for review.

G. REPORTS BY THE PLANNING COMMISSIONERS

H. COMMUNITY DEVELOPMENT DIRECTOR REPORT

I. ADJOURNMENT - Reports and documents relating to each agenda item are on file in the Department of Community development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.